033.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	604,900 / 604,900
					USE VALUE:	604,900 / 604,900
					ASSESSED:	604,900 / 604,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		MICHAEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN PHILIP/ETAL
Owner 2:	MOCCIA JUDITH TRUSTEES
Owner 3:	
Street 1:	27 MICHAEL STREET
Street 2:	ENDICOTT REAL ESTATE TRUST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,622 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1937, having primarily Vinyl Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6622.000	204,400	4,600	395,900	604,900
Total Card	0.152	204,400	4,600	395,900	604,900
Total Parcel	0.152	204,400	4,600	395,900	604,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.60 | /Parcel: 423.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	22816
GIS Ref	
GIS Ref	
Insp Date	12/13/18

!2720!

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	204,500	4600	6,622.	395,900	605,000	605,000	Year End Roll	12/18/2019
2019	101	FV	191,500	4800	6,622.	358,800	555,100	555,100	Year End Roll	1/3/2019
2018	101	FV	191,500	4800	6,622.	340,300	536,600	536,600	Year End Roll	12/20/2017
2017	101	FV	191,500	4800	6,622.	297,000	493,300	493,300	Year End Roll	1/3/2017
2016	101	FV	191,500	4800	6,622.	253,700	450,000	450,000	Year End	1/4/2016
2015	101	FV	168,500	4900	6,622.	235,100	408,500	408,500	Year End Roll	12/11/2014
2014	101	FV	168,500	4900	6,622.	194,900	368,300	368,300	Year End Roll	12/16/2013
2013	101	FV	168,500	4900	6,622.	185,600	359,000	359,000		12/13/2012

PRINT

Date	Time
12/10/20	18:04:42

LAST REV

Date	Time
05/14/19	13:53:47
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2720

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIMA ANICETO	24619-92		6/15/1994		99	No	No		A

USER DEFINED

Prior Id # 1:	22816
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
3/26/2009	Meas/Inspect	189	PATRIOT
4/5/2000	Inspected	276	PATRIOT
2/17/2000	Measured	264	PATRIOT
8/10/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6622		Sq. Ft.	Site		0	64.	0.93	3									395,943						395,900	

Total AC/HA: 0.15202 | Total SF/SM: 6622 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 395,943 | Spl Credit | Total: 395,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.97612083
Adj $ / SQ:	118.599
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277737
Depreciation:	73323
Depreciated Total:	204415

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

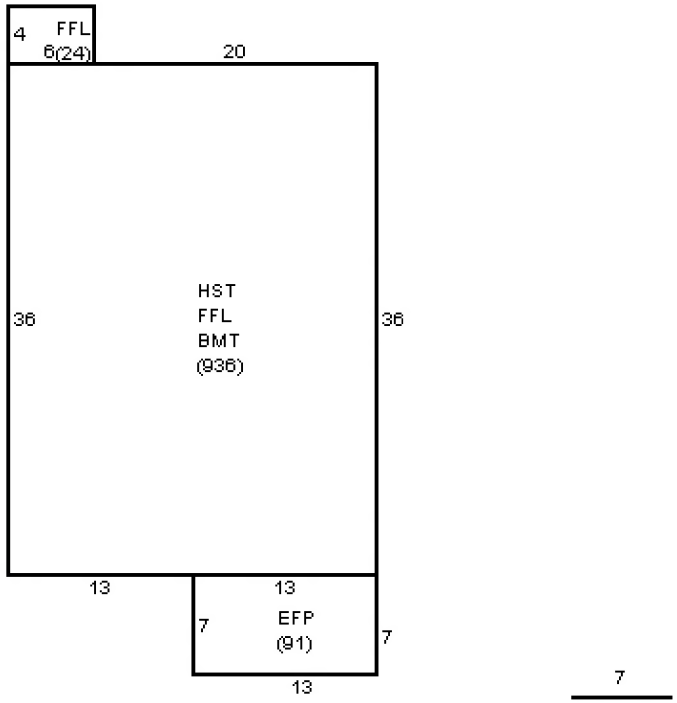
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	118.60
Special Features:	0	Val/Su Net:	83.26
Final Total:	204400	Val/Su SzAd	143.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	960	118.600	113,855
BMT	Basement	936	35.580	33,303
HST	Half Story	468	118.600	55,504
EFP	Enclos Porch	91	55.780	5,076
	Net Sketched Area:	2,455	Total:	207,738
Size Ad	1428	Gross Are	2923	FinArea 1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

033.0-0002-0016.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X23	A	AV	1985	24.88	T	27.2	101			4,600			4,600
2	Frame Shed	D	Y	1	10X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600